

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Waiver of Design Standards # 02023

DATE: Nov. 7, 2002

SCHEDULED PLANNING COMMISSION MEETING

DATE: Nov. 27, 2002

PROPOSAL: Waive street trees, street lights, sidewalk, and paving associated with Jacobson Addition, Administrative Final Plat #02077.

LAND AREA: Approximately 0.73 acre.

CONCLUSION: This property is located in an established industrial area in downtown Lincoln. The purpose for the Final Plat action is to correct property lines based upon actual building locations. The proposed use of this property will remain the same as the current use.

<u>RECOMMENDATION:</u>

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: A part of Blocks 72 and 83, a part of vacated "M" Street, and a part of the Burlington Northern and Sante Fe Railway Company right-of-way, all located in the Northwest Quarter of Section 26 Township 10 North Range 6 East of the 6th P.M., Lincoln, Lancaster County, Nebraska.

LOCATION: Approximately South 7th Street and "N" Street.

APPLICANT: Jacobson Land and Cattle Company
7401 Stevens Ridge Road
Lincoln, NE 68516
(402) 489-3882

OWNER: (same as Applicant)

CONTACT: John H. Jacobson
7401 Steven's Ridge Road
Lincoln, NE 68516
(402) 476-9500

EXISTING ZONING: I-1 Industrial

EXISTING LAND USE: Cold storage and distribution facility.

SURROUNDING LAND USE AND ZONING:

North: I-1 Industrial, Lumber yard
South: I-1 Industrial, Office building, warehouse, distribution facility
East: I-1 Industrial, utility substation, steel plant, dairy production and distribution
West: I-1 Industrial, warehouse, scrap metal yard

HISTORY: No relevant history.

COMPREHENSIVE PLAN SPECIFICATIONS:

The 2025 Comprehensive Plan contemplates this area to remain industrial and commercial. This property is located 1 block west of an on-street bicycle route, which runs along 8th Street. This property is located in the 100-year floodplain.

UTILITIES: Public utilities are available.

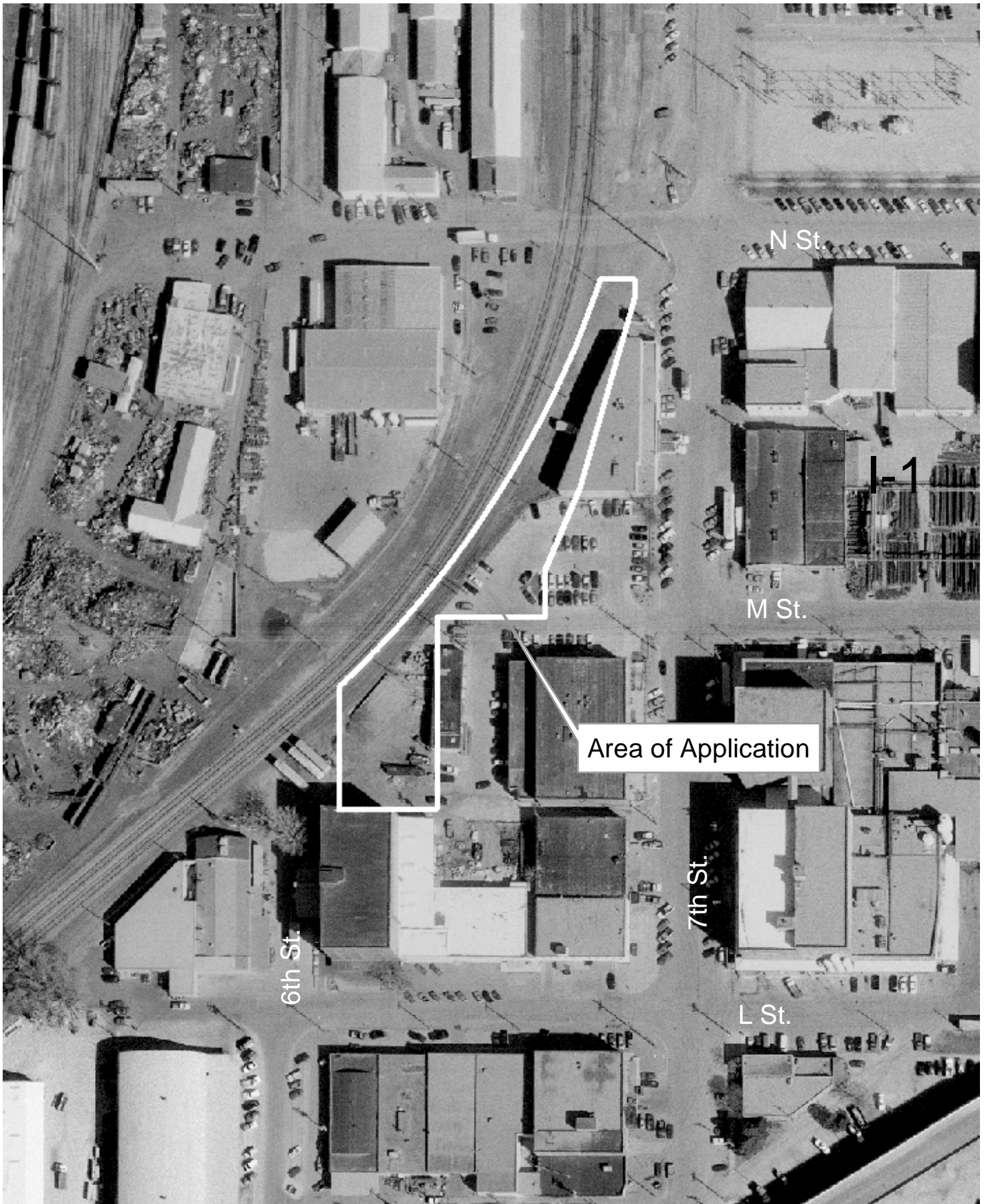
TRAFFIC ANALYSIS: S. 7th Street is classified as a local street.
N Street is classified as a local street.

ANALYSIS:

1. This request is to waive the street trees, street lights, side walk, and paving requirements with the approval of Jacobson Addition, Administrative Final Plat #02077.
2. Public water and sanitary sewer mains are in place to serve the area.
3. Public sidewalks are in place to serve the area.
4. Public Works has no objection to the waiver request.
5. Parks and Rec. has not commented on the waiver request.

Prepared by:

Greg Czaplewski
Planner



Waiver of Design Standards #02023
S. 7th & 'N' St.



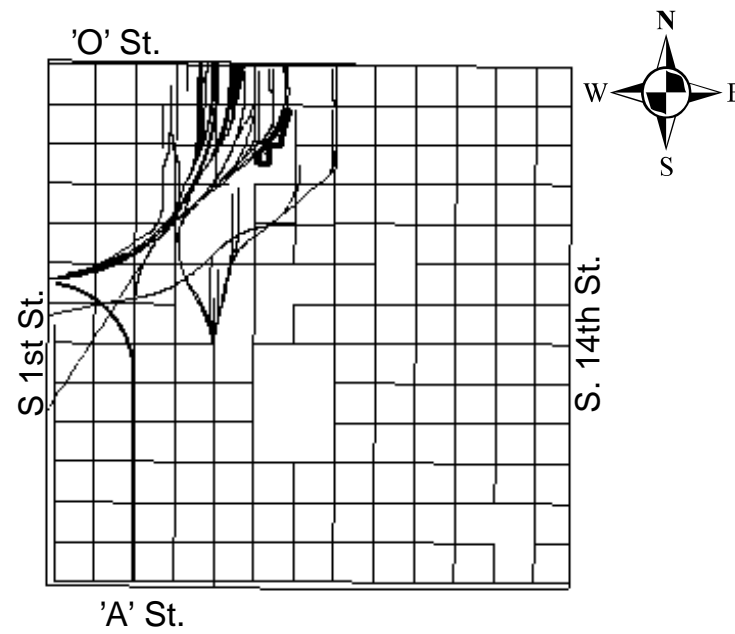
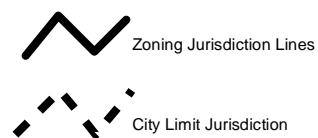


Waiver of Design Standards #02023 **S. 7th & 'N' St.**

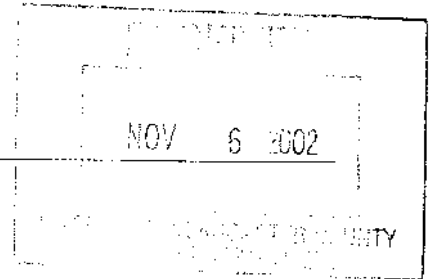
Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
 Sec. 26 T10N R6E



M e m o r a n d u m



To: Greg Czaplewski, Planning Dept
From: ^{BB} Bruce Briney, Public Works and Utilities
Subject: Administrative Final Plat #02077, Jacobson Addition
Waiver of Design Standards #02023
Date: November 5, 2002
cc: Nicole Fleck-Tooze
Randy Hoskins
Doug Blum

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the application for Administrative Final Plat #02077 and the application for Waiver of Design Standards #02023 for Jacobson Addition located in the vicinity of South 7th Street between 'M' Street and 'N' Street. Public Works has the following comments:

- Public water and sanitary sewer mains are in place to serve the area designated in Administrative Final Plat #02077.
- Public sidewalks are in place to serve the area designated in Administrative Final Plat #02077.
- Public Works has no objection to the waiver of design standards for street trees, ornamental lighting, sidewalks, and street paving for the area designated in Administrative Final Plat #02077.

M E M O R A N D U M

To: Planning Commissioners
From: Greg Czaplewski, Planning Department Staff
Date: December 24, 2002
Subject: Waiver of Design Standards #02023 Jacobson Addition
Associated with Administrative Final Plat #02077 Jacobson Addition

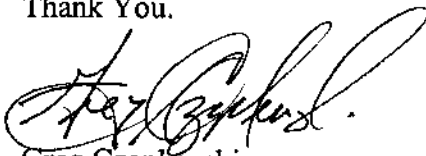
This item was originally scheduled for the November 27, 2002 Planning Commission meeting. A staff report was submitted for that meeting, and can be found on the City website. At that meeting, this item was deferred until January 8, 2003.

No staff report is being submitted for the January 8, 2003 Planning Commission meeting.

Planning Department has been notified by the adjacent property owner of their willingness to join the Administrative Final Plat associated with this waiver request. Planning Department respectfully requests this item be deferred until the February 5, 2003 Planning Commission meeting. Planning Department anticipates this will allow enough time for the revised plat and additional waiver requests to be submitted and reviewed.

A copy of Applicant's letter concurring in this deferral is included.

Thank You.


Greg Czaplewski
Planner

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PLANNING DEPARTMENT
County-City Building
555 S. 10th Street, Rm 402
Lincoln, NE 68508
(402) 441-7492

December 27, 2002


Mr. Greg Czaplewski
Lincoln-Lancaster County Planning Dept
555 South 10th Street
Lincoln, Ne 68508

Dear Greg,

Per our conversation of today, I am writing to inform you of my concurrence with a postponement of the January 7, 2003, hearing before the Planning Commission for certain waivers of property covered in administrative plat #02077. I am pleased that Mr. Woollum is participating in the process and a February hearing will be acceptable.

Thanks for all the help.

Respectfully,


John Jacobson

